026.0	0006	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,131,000	/	1,131,000
USE VALUE:	1,131,000	/	1,131,000
ASSESSED:	1,131,000	/	1,131,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANYER MARY
Owner 2:	
Owner 3:	
Street 1:	24 WALDO RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STANYER M/POWELL P/TRUSTEES -
Owner 2:	MARY STANYER TRUST -
Street 1:	24 WALDO RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Wood Shingle Exterior and 4686 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	675,000		456,000	1,131,000
Total Card	0.115	675,000		456,000	1,131,000
Total Parcel	0.115	675,000		456,000	1,131,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 241.38 | /Parcel: 241.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17957
GIS Ref:
GIS Ref:
Insp Date: 07/21/17

!2184!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	675,000	0	5,000.	456,000	1,131,000		Year end	12/23/2021
2021	104	FV	643,100	0	5,000.	456,000	1,099,100		Year End Roll	12/10/2020
2020	104	FV	643,100	0	5,000.	456,000	1,099,100	1,099,100	Year End Roll	12/18/2019
2019	104	FV	466,400	0	5,000.	484,500	950,900	950,900	Year End Roll	1/3/2019
2018	104	FV	466,400	0	5,000.	353,400	819,800	819,800	Year End Roll	12/20/2017
2017	104	FV	435,000	0	5,000.	307,800	742,800	742,800	Year End Roll	1/3/2017
2016	104	FV	435,000	0	5,000.	262,200	697,200	697,200	Year End	1/4/2016
2015	104	FV	385,000	0	5,000.	256,500	641,500	641,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:09:13

LAST REV

Date	Time
02/25/20	09:33:13
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2184

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANYER M/POWEL	36322-111		9/5/2002	Family	1	No	No		
STANYER MARY L/	31798-96		9/1/2000	Convenience	1	No	No	4	
STANYER MARY	26757-79		10/24/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2019	1009	Redo Kit		C				
8/23/2013	1278	Manual	2,000	C				
9/27/2004	935	Addition	12,500	C		G6	GR FY06	REMOVE RR PORCHES
6/1/2003	491	Addition	17,500					NEVER STARTED

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
8/23/2013	Info Fm Prmt	EMK	Ellen K
4/30/2009	Measured	163	PATRIOT
4/20/2005	Permit Visit	BR	B Rossignol
3/31/2000	Inspected	276	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
3/17/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17957
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.93719912
Const Adj.:	0.99742496
Adj $ / SQ:	168.261
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	829291
Depreciation:	154248
Depreciated Total:	675043

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	8	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

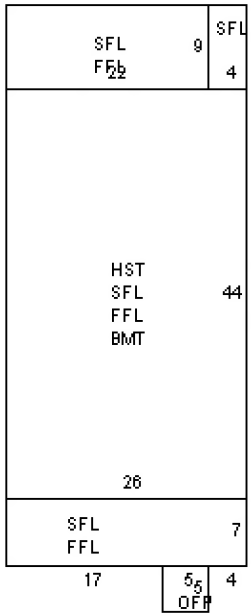
No Unit	RMS	BRS	FL
1	9	6	
1	5	2	
Totals			
2	14	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.26
Special Features:	0	Val/Su Net:	139.90
Final Total:	675000	Val/Su SzAd	184.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,560	168.260	262,488
FFL	First Floor	1,524	168.260	256,430
BMT	Basement	1,144	80.010	91,530
HST	Half Story	572	168.260	96,246
OFP	Open Porch	25	43.890	1,097

Net Sketched Area:	4,825			Total:	707,791
Size Ad	3656	Gross Area	5397	FinArea	4686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	